



CITY OF FULSHEAR

30603 FM 1093, P. O. BOX 279, FULSHEAR, TEXAS 77441

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FULSHEAR CITY COUNCIL WORKSHOP/MEETING

MAY 2, 2012

CALL TO ORDER

A special workshop/meeting of the City Council was called to order by Mayor Thomas C. Kuykendall, Jr. at 6:31 p.m. on May 2, 2012 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

MEMBERS

Thomas C. Kuykendall, Jr., Mayor

J. B. Collins, Jr., Mayor Pro Tem

Stephen Gill

Larry Beustring

Laverne Patterson

Jeff Roberts

STAFF PRESENT

D. (Diana) Gordon Offord

C. J. Snipes, City Administrator

J. Grady Randle, City Attorney

Michelle Kirchner, Building Inspector

OTHERS PRESENT

Sean Cancrice

Eva Trizarrg

Glen Whitehead

Gloria Simmons

Corine O. Penrice

Zerlean James

Joe Porto

Flora Brown

Viola Randle

Ciferino A. Sanchez

Pauline Alvarado

Gilbert Alvarado

Bill Hiede

Linda Mckinney

Rev. Ernest Simmons

Debra A. Simmons

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*Kathy Waul
Tyron Gilmore
Torey Gilmore
Janice Whitehead
Wheat McKinney
Christin Gordon
Owen BeMent
Sherri BeMent
Rev. Jackie L. Gilmore Sr.
Gwen Fox
Mary L. Smith*

II. QUORUM

A quorum was present.

III. PUBLIC/CITIZENS COMMENTS-NO ACTION WILL BE TAKEN

Citizens who desire to address the Council with regard to matter(s) on the agenda will be received at this time. Each speaker is limited to three (3) minutes.

Mayor Kuykendall introduced Glen Whitehead from the Fort Bend Central Appraisal Office. He stated that Gary Mitchell of Kendig Keast and J. Grady Randle, City Attorney, are also available to answer questions. Mayor Kuykendall also provide an overview regarding the proposed “zoning ordinance “and a status report as to how we have progress to this point.

Mr. Whitehead spoke on how tax assessment are conducted by the Central Appraisal District. He stated that zoning has no impact on the appraisals. He gave a couple of examples. He stated that zoning can be a positive or negative depending the rules not being too restrictive.

C.J. Snipes, City Administrator, stated that residents in the downtown area are concerned about increased taxes if zoning is adopted.

Mr. Whitehead responded that Fulshear has become a very desirable place and that he seen the property values since year 2008 has jumped tremendously. He stated that zoning will help protect what is in that area but it will not keep the values down. Mr. Whitehead continued for about 30-minutes exchange of questions and answers between himself and Council.

Mayor Kuykendall opened up the discussion to the citizens and asked that they limit their comments or questions to three (3) minutes. Four individuals spoke from the audience and they are listed as follows: Joe Porto, Viola Randle, Owen BeMent, and Gwen Fox.

IV. DISCUSSION of PROPOSED ZONING ORDINANCE

Mayor Kuykendall shared with the group some comments that he received from individuals from the Bois D’ Arc who were unable to attend this meeting.

Resident from Penn Lane stated: “Maintain the Bois D’ Arc area R1”

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Resident from Terry Lane stated: "We favor the Bois D' Arc area as R1"

Resident from Walker Lane: "You know we are solidly behind this"

Resident from Shady Lane: "I am generally in favor of the zoning plan. There are some aspects of the draft ordinance that will be problematic. " The individuals refers to limit on accessory building (for example: barns , workshops, etc.)."

Resident from Bois D' Arc area stated, " we strongly feel that only by zoning can this be achieved."

Bill Archer wrote three paragraphs supporting zoning ordinance.

Mayor Kuykendall shared an account of an incident of a resident who moved here from La Grange. He stated that individual purchased property in La Grange and they had no zoning ordinance. A gravel pit moved across the street from this individuals. The individuals loss money (thousands of dollars) when she sold her property due to the gravel pit being across street (City of La Grange had no zoning). Mayor Kuykendall stated this is a good example as to what can happen.

Mayor Kuykendall asked if there were any more comments or questions. There was silence. Mayor Kuykendall asked for a motion to adjourn. Rev. Jackie Gilmore asked if he could make a comment.

Someone from the audience asked when would Council take a vote on the zoning ordinance. Mayor Kuykendall responded maybe at the next Council Meeting. He stated that zoning is a change for the City and he wants to take time to address the questions and did not want to just run through it.

Rev. Ernest Simmons wanted to know who would make the decision. Mayor Kuykendall stated it would be up to the Council. He stated that the Council would take into consideration all of the workshops and responses and then they would make the final decision.

C.J. Snipes explained that under a general law city rules, the Council has to make the decision as a public vote is not allowed.

Some members attempted to stated their position on zoning as a member of the audience wanted to know the position of the Council Members who were running for election before the election day. City Secretary, D. Gordon Offord, interrupted and stated that discussion is not allowed.

Mayor Kuykendall stated that zoning can be a very contingent issue in communities. We have had some really discussions and questions and I think that speaks well of the Council and leaders of the City and also for the residents of the City. We all are not going to agree on everything but we can respect one another's opinion. Mayor Kuykendall stated he was very proud of that and then call for a motion to adjourn.

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V. ADJOURNMENT

A motion was made by Alderman Gill to adjourn. It was seconded by Alderman Collins. The motion was carried by the following vote:

Ayes: Alderman Beustring, Collins, Gill, Roberts, and Alderwoman Patterson

Nays: None

Thomas C. Kuykendall, Jr., Mayor

Attest:

D. (Diana) Gordon Offord, City Secretary